

\$779,900 - 69 Howse Mount Ne, Calgary

MLS® #A2250707

\$779,900

4 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.09 Acres

Livingston, Calgary, Alberta

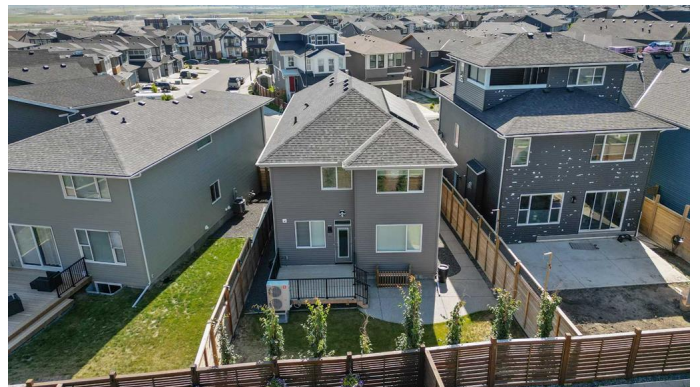
4 Bedrooms | 3.5 Washrooms | Separate Side Entrance | 9 ft Ceiling Basement | Upgraded KitchenAid Appliances | Energy Efficient with Solar Panels and Heat Pump

Welcome to this beautifully upgraded 2020 built home in Livingston, warm, modern, and thoughtfully designed from top to bottom. With a brand new roof, siding, and solar panels, this home blends comfort and efficiency with incredible style.

The main floor features a bright open layout anchored by a chef's kitchen complete with KitchenAid appliances, a 36 inch gas stove, a wrap around quartz and granite island, a dual zone wine and beverage cooler, and extra cabinetry. The dining area and inviting living room, highlighted by a striking split marble feature wall, create a perfect space for gatherings or quiet evenings in.

Upstairs, you will find three comfortable bedrooms, including a relaxing primary retreat with a five piece ensuite and a generous walk in closet with direct laundry access. A cozy bonus room offers flexible space for family time or a quiet workspace.

The nine foot ceiling basement adds incredible versatility, featuring a wet bar, a fourth bedroom, and a separate side entrance, making it ideal for extended family, guests, or future development as a private living area.



Outside, enjoy a fully fenced yard with low maintenance landscaping, a BBQ gas line, and a garage with fourteen foot ceilings and plenty of overhead storage.

Energy efficiency shines with a high efficiency heat pump, Goodman furnace, HRV system, and a WiFi Ecobee thermostat, while smart home features such as security cameras, programmable lighting, and a smart garage opener add everyday convenience.

Warm, stylish, and move in ready, this is Livingston living at its best.

Built in 2020

Essential Information

MLS® #	A2250707
Price	\$779,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	69 Howse Mount Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3P 1N9

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Enclosed, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 2nd, 2025
Days on Market	76
Zoning	R-G
HOA Fees	473
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.